

HoldenCopley

PREPARE TO BE MOVED

Walk Close, Draycott, Derbyshire DE72 3PN

£550,000

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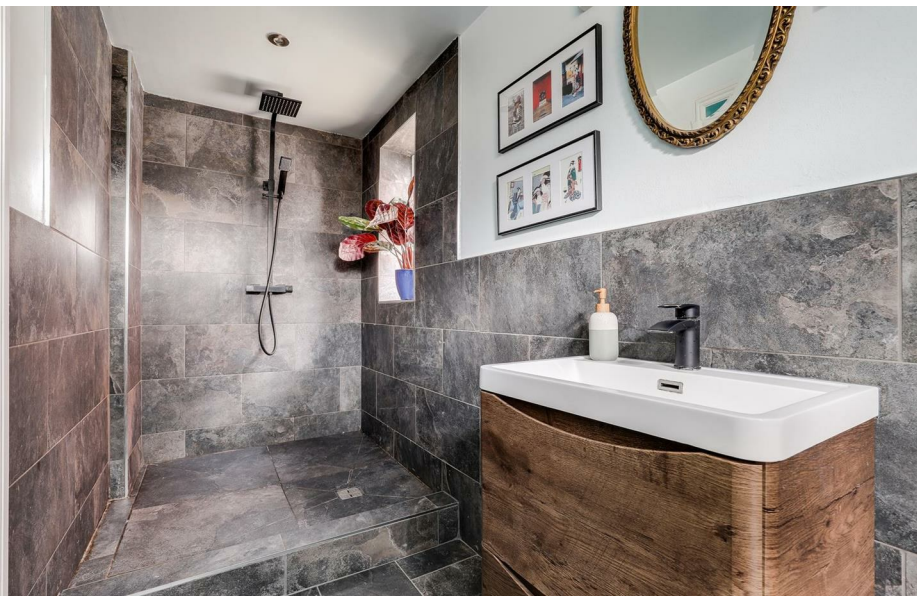


BEAUTIFULLY PRESENTED THROUGHOUT...

Welcome to this four-bedroom detached house, exuding character and charm at every turn. Situated at the bottom of a peaceful cul-de-sac in the charming town of Draycott, a picturesque village offering a beautiful countryside setting with convenient access to urban amenities and a range of outdoor activities. There are local shops, cafes, pubs and restaurants within walking distance, providing convenience for daily essentials and leisure activities. The village also has schools, parks and community facilities, making it an appealing location for families. Upon entering, you are greeted by an entrance hall. The ground floor seamlessly flows into a beautifully fitted kitchen, ideal for culinary enthusiasts. Adjacent is the spacious lounge diner, illuminated by natural light streaming through bi-fold doors, creating a seamless connection to the outdoors. A pantry and utility room provide practicality and convenience, while a separate living room, also adorned with bi-fold doors, offers a tranquil retreat with vistas of the rear garden. Additionally, a cosy sitting room provides versatility. The ground floor is further complemented by a fourth bedroom or additional reception room, perfect for accommodating guests or creating a personalised space, along with a convenient shower room. Ascending to the first floor, you'll discover three generously sized bedrooms. A stylish four-piece bathroom suite adds a touch of luxury, providing a serene escape for relaxation. Outside, the property boasts a driveway providing off-road parking, while the private enclosed garden is a true oasis, boasting vegetable patches, a fruit area and apple trees, perfect for green-fingered enthusiasts to cultivate their own produce. The meticulously landscaped grounds offer ample space for outdoor entertaining, al fresco dining or simply unwinding amidst nature's beauty.

MUST BE VIEWED





- Detached House
- Four Great-Sized Bedrooms
- Three Spacious Reception Rooms
- Fitted Kitchen, Utility Room & Pantry
- Ground Floor Shower Room
- First Floor Four-Piece Bathroom Suite
- Driveway
- Private Enclosed Garden
- Popular Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

13'1" x 3'7" (3.99 x 1.10)

The entrance hall has tiled flooring, an in-built storage cupboard, recessed spotlights, coving to the ceiling, an exposed brick wall and a single door providing access into the accommodation

Kitchen

12'10" x 10'10" (3.93 x 3.31)

The kitchen has a range of fitted base and wall units with oak worktops, a sink and a half with a drainer and a mixer tap, a Rangemaster cooker, an integrated fridge, an integrated freezer, an integrated dishwasher, tiled splashback, slate tiled flooring, exposed wooden ceiling beams and a double glazed window to the front elevation

Lounge/Diner

20'9" x 13'8" (6.34 x 4.17)

The lounge/diner has slate tiled flooring, a column radiator, a vertical column radiator, recessed spotlights, a skylight and bi-fold doors providing access to the rear garden

Utility Room

7'9" x 4'6" (2.37 x 1.38)

The utility room has a worktop, space and plumbing for a washing machine and tumble dryer, recessed spotlights and slate tiled flooring

Pantry

4'8" x 3'10" (1.43 x 1.17)

The pantry has slate tiled flooring, lighting and provides ample storage space

Stairs

3'7" x 2'9" (1.10 x 0.85)

This space has patterned tiled flooring, carpeted stairs and exposed wooden ceiling beams

Living Room

18'6" x 13'5" (5.65 x 4.10)

The living room has oak herringbone flooring, a TV point, a radiator, recessed spotlights and bi-fold doors providing access to the rear garden

Sitting Room

12'0" x 9'10" (3.68 x 3.00)

The sitting room has original tiled flooring, a wooden mantelpiece, an in-built storage cupboard, a column radiator and a double glazed window to the front elevation

Bedroom Four/Reception Room

16'1" x 11'11" (4.91 x 3.65)

This space which is currently being used as an office has wooden flooring, a TV point, two vertical radiators, wall-mounted light fixtures and a UPVC glass sliding door providing access to the rear garden

Shower Room

11'10" x 4'3" (3.62 x 1.32)

The shower room has a low-level dual flush W/C, a vanity-style wash basin with a stainless steel mixer tap, a walk-in shower enclosure with a waterfall-style and hand-held shower fixture, a chrome heated towel rail, tiled flooring, partially tiled walls and two UPVC double glazed windows to the front and side elevations

FIRST FLOOR

Landing

17'7" x 5'10" (5.36 x 1.78)

The landing has carpeted flooring, two UPVC double glazed windows to the front elevation and provides access to the first floor accommodation

Master Bedroom

16'4" x 23'3" (5.00 x 7.11)

The master bedroom has carpeted flooring, two radiators and two UPVC double glazed windows to the rear elevation

Bedroom Two

14'6" x 12'0" (4.44 x 3.66)

The second bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the front elevation

Bedroom Three

11'9" x 10'8" (3.59 x 3.26)

The third bedroom has carpeted flooring, a radiator and a UPVC double glazed window to the rear elevation

Bathroom

8'1" x 7'3" (2.48 x 2.23)

The bathroom has a low-level flush W/C, a vanity-style wash basin, a freestanding bath with central taps, a fitted shower enclosure with a waterfall-style shower fixture, a heated towel rail, partially tiled walls, patterned tiled flooring and a UPVC double glazed obscure window to the front elevation

OUTSIDE

Front

To the front of the property is a driveway providing ample off-road parking, courtesy lighting and side access to the rear garden

Rear

To the rear of the property is a private enclosed garden with a decked seating area, a well-maintained lawn, a wood store, a stone chipped area, beds which are filled with perennials, a vegetable patch, a fruit area, apple trees, a range of plants and shrubs, a large shed, courtesy lighting and panelled fencing

ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Connected to Mains Supply

Septic Tank – No

Flood Risk – No flooding in the past 5 years

Very low risk of flooding

DISCLAIMER

Council Tax Band Rating - Erewash Borough Council - Band C

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

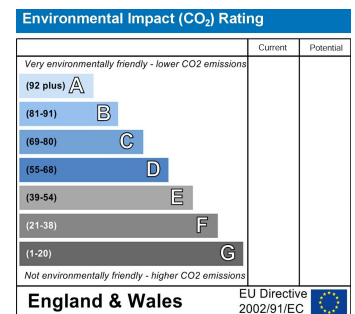
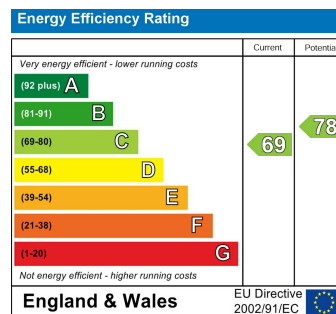
Property Tenure is Freehold

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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